

B.No. 218

G.S.No. 20377

DOCT.No. 20338/06

1200

20844

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 7469 Date 20/12/2006 Rs. 100/-

Name: D. Phanikumar

S/o. D. N. Prashanth

For Whom: Mehta & Modi Homes

K. SRINIVAS

C 603666

S.V.L. No. 26/98, R.No. 39/200-  
City Civil Court,  
SECUNDERABAD

AGREEMENT FOR DEVELOPMENT CHARGES

This Agreement for Development charges made and executed on this the 23<sup>rd</sup> day of December 2006 at Secunderabad by and between:

M/s. Mehta & Modi Homes, a registered partnership firm having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 36 years and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 56 years, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

AND

MR. C. SIVA KUMAR, SON OF MR. CH. S. DEEKSHITULU, aged about 36 years, residing at C/o. Mr. Aditya, 102, Ashoka Enclave, Opp: Vijaya Bank, Motinagar, Hyderabad - 500 038, Hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes

*[Signature]*  
Partner

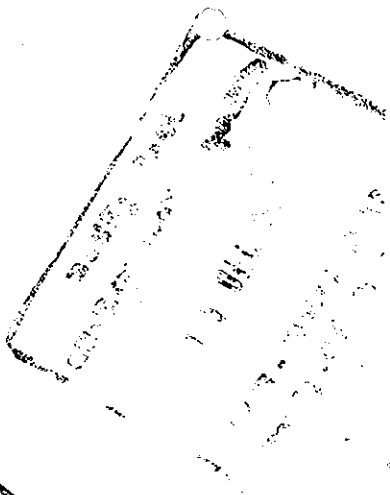
For Mehta and Modi Homes

*[Signature]*  
Partner

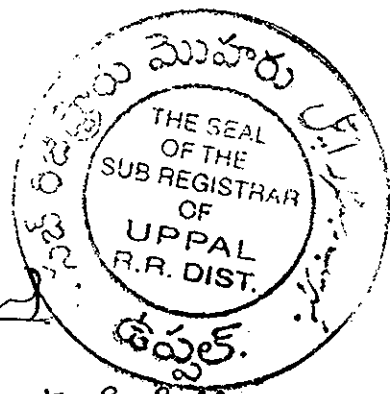
వ పుస్తకము. 200... సం॥ పు  
 దస్తావేజాల మొత్తం కాగితముల  
 సంఖ్య..... ఈ కాగితపు వరుస  
 సంఖ్య.....

200... వ సం॥... నెల... తేది  
 192... వ.శ.శా... మాసము... తేది  
 గలు... మరియు... గంటల మధ్య  
 కపుల్ సబ్-రిజిస్ట్రారు అఫీసులో

సబ్-రిజిస్ట్రారు



జిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ప్ర-ను  
 నుసరించి సమర్పించవలసిన పాబ్లికాపులు  
 రియు వేలిముద్రలతో సహా దాఖలుచేసి  
 గుండు రూ॥... చెల్లించినారు.



Receipt No. 1031... Di. 23/12/20...  
 BH, Habsiguda Branch, Sec'bad.

సంబంధించిన యిచ్చినట్లు ఒప్పు కొన్నది.  
 ఎడమ బ్రౌటనవ్రేలు



[Signature] s/o K. P. Reddy occ. senie  
 (0) 5-4-187/3 & 4, 2nd floor, Soham mansion  
 M.G. Road, Sec'bad, through attested GPA for  
 presentation of documents, vide doc. no. 201/2024/  
 at sec, Uppal.

డమ బ్రౌటనవ్రేలు



[Signature] Ch. S. Deekshithulu s/o. Ch. Sadasiva Deekshithu  
 s/o. 102. Ashok Enclave, opp. Vijaya Bank  
 Motinagar, Hyderabad.

గూపించినది.

[Signature]

K. Satyanarayana s/o K. Narasimhaiah  
 1-4-185, 1st Floor, Chikkarupally H.T.

[Signature]

S. Prasad Kumar s/o. S. Dhanraj occ- Employee  
 R/o. 1-10-262 New Bundergally, Sec'bad.

200... వ. సం॥... దినినెల... నెల... తేది  
 192... వ.శ.శా... మాసం... తేది.

[Signature]  
 సబ్-రిజిస్ట్రారు

WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 8<sup>th</sup> November 2006 for purchase of a bungalow along with an identifiable plot of land (plot no.218) in the project known as Silver Oak Bungalows (Phase-II), situated at Sy. No. 291, Cherlapally, Hyderabad. As per the terms and conditions of the said agreement of sale, the Buyer has agreed to pay development charges on land to the Builder at the time of registration of the Sale Deed, along with the consideration mentioned in the sale deed.
- B) The Buyer has purchased plot of land bearing plot no.218 admeasuring 230 sq. yds. under a Sale Deed dated 23.12.06 registered as document no. 20337/06 in the Office of the Sub-Registrar, Uppal. This Sale Deed was executed subject to the condition that the Buyer shall pay the development charges on land for the development of land by laying of roads, drainage lines, electrical lines, water lines, development of parks and other developments as per the rules of HUDA.
- C) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the payment of development charges and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT CHARGES WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs.12,35,000/- (Rupees Twelve Lakhs Thirty Five Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.

Date	Mode of Payment	Amount (Rs.)
04-Oct-06	Cheque No. 433547	25,000/-
07-Nov-06	Cheque No. 174926	2,00,000/-
25-Nov-06	Cheque No.174927	1,39,000/-
25-Nov-06	Cheque No. 839978	1,50,000/-
	Total Received	5,14,000/-
	Amount appropriate towards sale deed	2,30,000/-
	Balance amount towards development charges	2,84,000/-

2. The Buyer shall pay to the Builder the balance amount for development charges of Rs.7,21,000/- (Rupees Seven Lakhs Twenty One Thousand Only) in the following manner :

Installment	Due date of payment	Amount (Rs.)
I	19 <sup>th</sup> November 2006	2,84,000/-
II	4 <sup>th</sup> December 2006	4,37,000/-

3. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

1వ ప్రస్తుతము 20338  
 గిరిజాల మొత్తం కలితముల  
 వంశము 7... ఈ కలితపు వరుస  
 సంఖ్య 2  
 పబ్-రిజిస్ట్రార్

Endorsement Under Section 42 of Act II of 1907  
 No. 20338 of 2000 Date 23/12/11

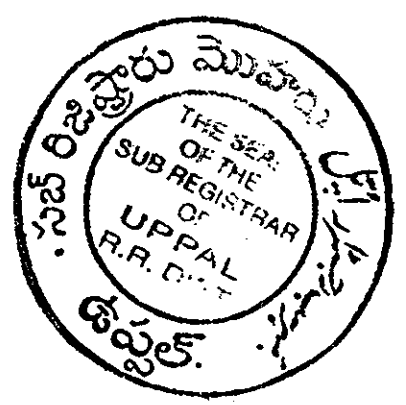
I hereby certify that the proper deficit  
 stamp duty of Rs. 12250 Rupees. Twelve thousand  
 two hundred and fifty Rupees only  
 has been levied in respect of this instrument  
 from Sri. K. Rajeswar Reddy  
 on the basis of the agreed Market Value  
 consideration of Rs. 1235000 being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal  
 dated 23/12/11  
 Sub Registrar  
 and Collector U/S. 41 & 4  
 INDIAN STAMP ACT

**Registration Endorsement**

An amount of Rs. 12250 towards Stamp Duty  
 including Transfer duty and Rs. 1000  
 towards Registration Fee was paid by the party  
 through Challan Receipt Number 108154  
 dated 23/12/11 at S.B.H. Habsiguda Branch Sec'bad.

S.B.H. Habsiguda  
 A/c No. 01000050700  
 of S.R.O. Uppal



4. That the Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 3 months from the due date.
5. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the bungalow under this agreement, or the sale deed, and/or the agreement for construction.
6. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
7. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
8. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

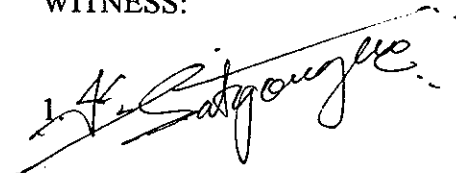

#### SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 218 admeasuring about 230 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

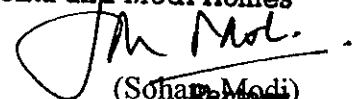
North	Plot No. 217
South	Plot No. 219
East	Plot No. 212
West	40' wide road

IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

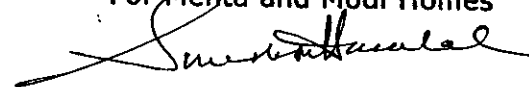
WITNESS:

1.   
 2. 

**For Mehta and Modi Homes**

  
 (Sonar Modi)  
 BUILDER

**For Mehta and Modi Homes**

  
 Partner

(Suresh U. Mehta)  
 BUILDER

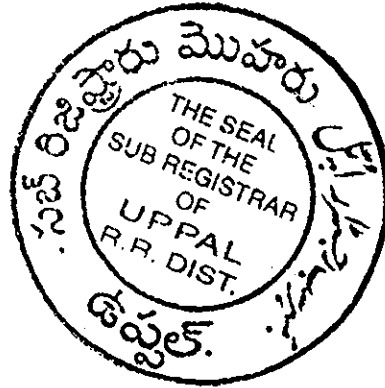
  
 BUYER.

1 వ పుస్తకము సంఖ్య 106  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య 7 ఈ కాగితపు వరుస  
సంఖ్య 3

సబ్-రిజిస్ట్రార్

1 వ పుస్తకము సంఖ్య (శా.శ) పు.2.డి.సి.డి.106  
నింబరుగా రిజిస్ట్రారు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నింబరు 1-200 అవ్వడమైన  
200 సంఖ్య దిద్దినది 3-3-2016 తేదీ

రిజిస్ట్రారు-అదకా



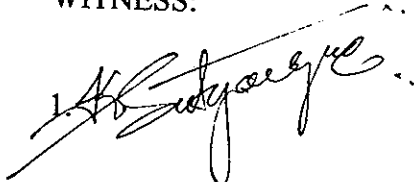

SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 218 admeasuring about 230 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:


North	Plot No. 217
South	Plot No. 219
East	Plot No. 212
West	40' wide road

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

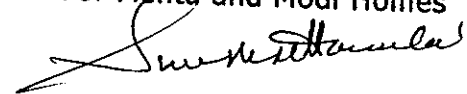
WITNESS:

1.   
2. 

For Mehta and Modi Homes

  
(Soham Modiner)  
BUILDER

For Mehta and Modi Homes

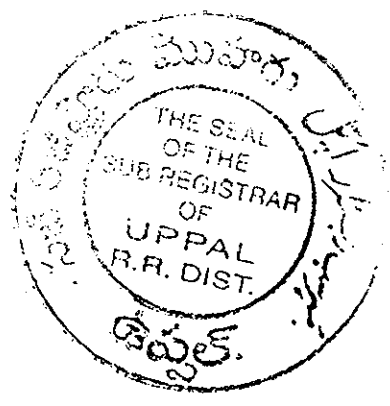
  
Partner

(Suresh U. Mehta)  
BUILDER

  
BUYER.


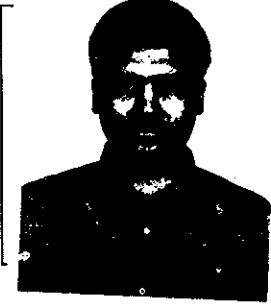
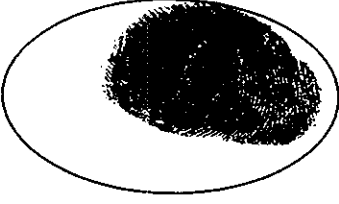

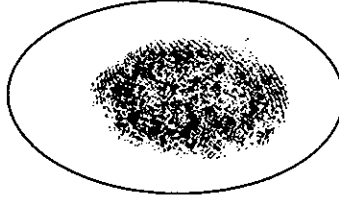

1 వ పుస్తకం 20338/2011  
సబ్ రిజిస్ట్రార్ ముహూర్త కార్యదర్శి  
పేపర్ నెంబర్ 7 ఈ కార్యదర్శి వారు  
జులై 4

సబ్ రిజిస్ట్రార్

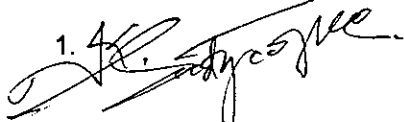





# PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

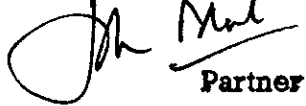
<u>SL.N</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK &amp; WHITE</u>	<u>NAME &amp; PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<p><u>VENDOR:</u></p> <p>M/S. MEHTA &amp; MODI HOMES, HAVING ITS OFFICE AT 5-4-187/3 &amp; 4 III FLOOR, SOHAM MANSION M. G. RAOD, SECUNDERABAD REP. BY ITS PARTNERS.</p> <p>1. MR. SOHAM MODI S/O. MR. SATISH MODI</p>
			<p>2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 &amp; 4, III FLOOR SOHAM MANSION, M. G. ROAD SECUNDERABAD - 500 003.</p>
			<p><u>GPA FOR PRESENTING DOCUMENTS:</u></p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 &amp; 4, 3<sup>RD</sup> FLOOR SOHAM MANSION M. G. ROAD SECUNDERABAD - 003.</p>

SIGNATURE OF WITNESSES:

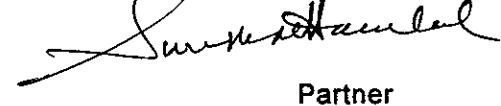
1. 

2. 

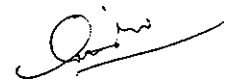
**For Mehta and Modi Homes**

  
Partner

**For Mehta and Modi Homes**

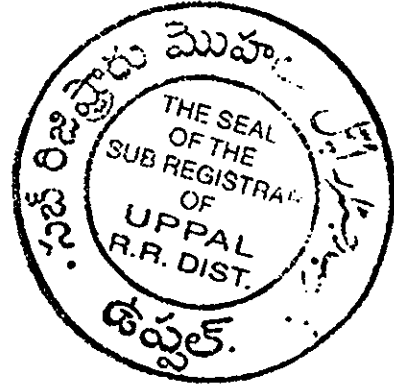
  
Partner

SIGNATURE OF EXECUTANTS:







1 వ పుస్తకము 2003 సం॥  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య.....ఈ కాగితపు వరుస  
సంఖ్య.....

సబ్-రిజిస్ట్రార్





**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>PURCHASER:</u></p> <p>1. MR. C. SIVA KUMAR S/O. MR. CH. S. DEEKSHITULU R/O. C/O. K. ADITYA, 102, ASHOKA ENCLAVE OPP: VIJAYA BANK MOTINAGAR HYDERABAD – 500 038.</p>
			<p><u>BUYER CUM REPRESENTATIVE:</u></p> <p>2. MR. CH. S. DEEKSHITULU S/O. MR. CH. SADASIVA DEEKSHITULU R/O. C/O. K. ADITYA, 102, ASHOKA ENCLAVE OPP: VIJAYA BANK MOTINAGAR HYDERABAD – 500 038.</p>

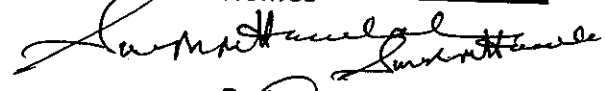
~~For Mehta and Modi Homes~~

SIGNATURE OF WITNESSES:

1.   
2. 

**For Mehta and Modi Homes**


  
**Partner**


  
**Partner**

x SIGNATURE OF EXECUTANTS

NOTE: If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

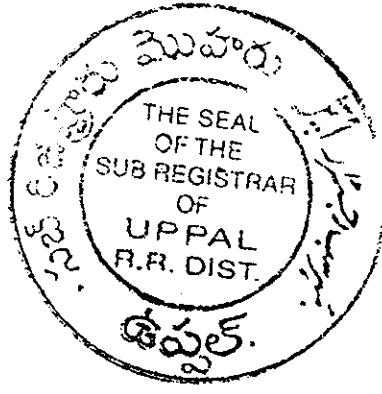
I/We stand herewith my/our photograph(s) and finger prints in the form prescribed, through my representative, Mr. CH. S. DEEKSHITULU, as I / We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Uppal, Ranga Reddy District.

  
SIGNATURE OF THE REPRESENTATIVE

x   
SIGNATURE(S) OF BUYER(S)

1 వ పుస్తకము 2033/సం  
రస్తాపేజాల మొత్తం కాగితముల  
సంఖ్య...ఈ...కాగితపు వరుస  
సంఖ్య... 6

సబ్-రిజిస్ట్రార్





पेंशनभोगी पहचान पत्र / PENSIONER'S IDENTITY CARD

भारत सरकार / Government of India  
भारतीय लेखा तथा लेखापरीक्षा विभाग

Indian Audit and Accounts Department

महालेखाकार (से. व ह.) का कार्यालय / Office of the Accountant General (A&E)  
- ५०० ००९ / Andhra Pradesh, Hyderabad-500 004.



सं / No. 40  
नाम / Name C.H.S. DEEKSHITULU  
पेंशनभोगी पते C-30, AG STAFF QUARTERS  
पेंशनभोगी पता YOUSUF GUDA HYD  
दूरभाष संख्या / Telephone No. 23717440  
वर्ग / Class Group AG

Signature of Issuing Authority with Seal

धारक के हस्ताक्षर  
Signature of Card Holder

जन्म तिथि / अधिवाषितता  
Date of Birth / Superannuation 18-5-1946/31-5-2006  
सेवा निवृत्ति पर धारित पद / वेतनमान' SR. ACCOUNTANT  
Post held on Retirement / Pay-Scale' 5500-175-9000  
अन्तिम वेतन / औसत परिलब्धियों'  
Last Pay / average enrolments' Rs. 7950/-  
अर्हक सेवा  
Qualifying Service 31 YEARS  
स्वीकृत मूल पेंशन  
Pension originally sanctioned Rs. 5503/-  
पेंशन भूगतान आदेश संख्या तथा दिनांक 61808-06-0064-3  
P. P. O. No. and Date  
कोष्ठक में. ac 116/26  
in brackets \_\_\_\_\_

1 వ పుస్తకము...  
దస్తావేజాల మొత్తం కాగితముల  
సంఖ్య...7...ఈ కాగితపు వరుస  
సంఖ్య...7.....

పబ్-రిజిస్ట్రార్

